

SPECIAL PERMIT AMENDMENT

GREENBRIAR POOL CLUB

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission information with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

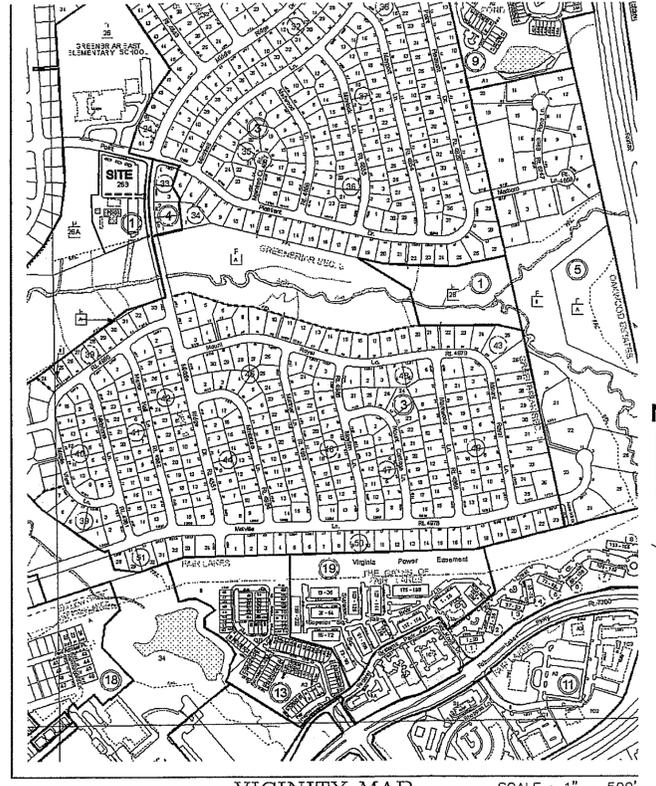
1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet _____.
3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
(e.g. dry pond A, mill trench, underground vault, etc.)						
Totals						
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2.
Pond inlet and outlet pipe systems are shown on Sheet N/A.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet _____.
Type of maintenance access road surface noted on the plat is _____ (asphalt, geoblock, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet _____.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 1. **BMP's are not required. A waiver of SWM will be requested at TIME of site plan.**
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 1.
9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet _____.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2.
11. A submission waiver is requested for STORMWATER DETENTION.
12. Stormwater management is not required because _____
Revised 2-21-2008

PARKING TABULATIONS

ZO 11-108-19. Swimming Pool, Community:
One (1) space for every seven (7) persons lawfully permitted in the pool at one time, plus one (1) space per employee, subject to a lesser number determined by the Director which is in accordance with that number of members who are within a reasonable walking distance of the pool.

The maximum number of pool patrons =	248
Parking spaces required =	36
The number of employees per shift =	5
Parking spaces required =	5
Total parking spaces required =	41
Parking spaces provided =	141



GENERAL NOTES:

THE PROPERTY SHOWN HEREON IS PRESENTLY IN THE NAME OF GREENBRIAR POOL CLUB INC. SHOWN ON TAX MAP#45-4-1-26B AND RECORDED AT DB 3296 PG 530 AMONG THE LAND RECORD OF FAIRFAX COUNTY, VIRGINIA. THE SITE CONTAINS A TOTAL OF 3.52 ACRES.

NO TITLE REPORT FURNISHED

THIS ENGINEER DOES NOT CERTIFY TO THE EXISTENCE OF ANY UNDERGROUND UTILITIES ON THIS SITE. CALL MISS UTILITY AT LEAST 48 HOURS PRIOR TO DIGGING FOR UTILITY LOCATIONS.

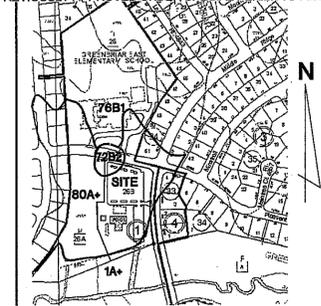
TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM COUNTY RECORDS, WHICH IS GENERATED FROM AERIAL METHODS.

TO THE BEST OF MY KNOWLEDGE, THERE ARE NO GRAVES ON THIS SITE.

THERE IS NO WETLANDS OR EQC LOCATED IN THE SITE. THERE IS RPA LOCATED ON THE SITE AND NO CONSTRUCTION IS NOT WITHIN 100 FEET OF THIS RPA LIMIT.

THE SITE IS SERVED BY PUBLIC WATER AND SEWER.

ALL EXISTING SITE IMPROVEMENTS ARE APPROXIMATELY LOCATED BASED ON AVAILABLE COUNTY RECORDS AND AS PREVIOUSLY APPROVED UNDER SPECIAL PERMIT APPLICATION #S-870-68.



SOIL #	Soil Name	Subsurface Drainage	Foundation Support	Slope Stability	Erosion Potential	Problem class
72.0000	Bucks	Good	Good	Good	Moderate	C
80.0000	Croton	Poor	Poor	Good	Slight	A
1.0000	Mixed Alluvial	Poor	Poor	Good	Slight	A

LEGEND

EXISTING	PROPOSED
EXISTING INTERMEDIATE CONTOUR 	PROPOSED INTERMEDIATE CONTOUR
EXISTING CONTOUR INDEX 	PROPOSED CONTOUR INDEX
EXISTING EDGE OF PAVEMENT 	PROPOSED EDGE OF PAVEMENT
EXISTING CURB AND GUTTER 	PROPOSED CURB AND GUTTER
EXISTING WATERLINE W/TEE 	PROPOSED WATERLINE W/TEE
EXISTING OVERHEAD WIRE 	PROPOSED OVERHEAD WIRE
EXISTING TELEPHONE LINE 	PROPOSED TELEPHONE LINE
EXISTING ELECTRIC LINE 	PROPOSED ELECTRIC LINE
EXISTING UNDERGROUND ELECTRIC LINE 	PROPOSED UNDERGROUND ELECTRIC LINE
EXISTING GAS LINE 	PROPOSED GAS LINE
EXISTING FENCE 	PROPOSED FENCE
EXISTING STORM SEWER 	PROPOSED STORM SEWER
EXISTING STORM STRUCTURE 	PROPOSED STORM STRUCTURE
EXISTING SANITARY SEWER W/ MANHOLE 	PROPOSED SANITARY SEWER W/ MANHOLE
PROPERTY LINE 	PROPOSED CENTER LINE
EXISTING CENTER LINE 	LIMITS OF CLEARING AND GRADING
EXISTING STREAM 	DRAINAGE DIVIDE
EXISTING TREE LINE 	PROPOSED TREE LINE
EXISTING TREE 	PROPOSED TREE
EXISTING UTILITY POLE 	PROPOSED UTILITY POLE
EXISTING WATER METER 	PROPOSED FIRE HYDRANT
BENCH MARK 	WATER METER
EXISTING SPOT ELEVATIONS 	PROPOSED SPOT ELEVATIONS
SPEC. 3.05 (S)	PROPOSED SIGN
SILT FENCE 	PARKING INDICATOR INDICATES THE NUMBER OF PARKING SPACES
	TEST PIT
	CLEANOUT
	STREET LIGHT
	OVERLAND RELIEF

Special Permit Amendment narrative:

The purpose of this special permit amendment is to show the installation of a 26' x 26' storage shed on the existing community swimming pool site. The area of the proposed shed was the former site of a temporary shed with wood decking surrounding it that was used for storage. The construction of the proposed shed will disturb less than 2,500 square feet. The impervious area that is generated as part of the construction of this shed will not increase the impervious area of the site prior to the construction of this shed. Therefore, the need for SWM/BMP is not applicable due to no increase in runoff. Additionally, adequacy of outfall is met through no additional increase in runoff.

The existing pool operates from 11 am to 9 pm from Memorial Day to Labor Day only. The maximum number of patrons at the pool at any given time is 248 and the minimum number of employees for operation is 2; however there are typically 5 employees on duty. The proposed shed will not increase the number of employees of the existing pool, thus there will be no impact to traffic. Based on calculation for parking, the estimated traffic for the community swimming pool will be approximately 82 vehicles in a peak hour assuming all patrons and employees were to change within one hour. With the layout of the parking and entrances there will be an even distribution of vehicles, 41, entering onto Point Pleasant Drive and Middle Ridge Drive. The peak traffic will occur at opening and at closing. The use of the existing pool is already defined under Special Permit Application #S-870-68 and was designed to serve the Greenbriar Community. The architecture of the storage shed has been designed to closely resemble the existing bathhouse for the pool. The existing bathhouse for the community swimming pool is a cinderblock building with brick FACADE and it will remain without change. The proposed shed will be wood construction with brick facade to match existing bathhouse. The shed will have no impact on the current use and conforms to the provisions of all applicable ordinances, regulations, and adopted standards. There are no variances or exceptions sought with this application. A stormwater detention waiver will be required at time of site plan. All outfalls enter directly into the floodplain WHICH has a drainage area of greater than 100 times the site area. All outfalls are stable with no visible signs of erosion.

The shed and loft area shall not be used to store any hazardous or toxic materials associated with pool operations. It is not know what if any chemicals that are toxic or hazardous are stored on the site. The shed and loft area will be used to store pool equipment such as pool covers and furniture when not in use.

The site is located in the curb run watershed.

The site contains a total of 3.52 acres, and the disturbed area is approximately 750 square feet.

The area of the improvements is devoid of trees. There are no trees in the vicinity of the disturbance, thus the plan is in conformance with the newly adopted tree preservation ordinance.

Archaeological review by the Fairfax County Park Authority is not required since the disturbance is less than 2,500 square feet and not located in a historic overlay district. The existing building height is less than 35 feet and the proposed shed height is less than 35 feet. There are no trails on the site that are required by the Adopted Comprehensive Plan.

The only signs on the site that are free standing are those that delineate the handicapped parking spaces. There are no lighted signs on the site.

All structures that currently exist on the site will remain and were constructed beginning in 1968 and completed in 1969.

The Greenbriar Pool Club, Inc. is the owner of the property shown on tax map#45-4-1-26b and recorded at db 3296 pg 530 among the land record of Fairfax County, Virginia and located at 13001 Point Pleasant Drive.

R-3C Yard Requirements
 Front: 20 feet
 Side: Side yard: 8 feet, but a total minimum of 20 feet
 Rear: 25 feet
 Bulk Plan is not applicable
 Max. Building height = 35 feet

The Existing site area= 153,331 square feet
 The existing bathhouse has an approximate gross floor area = 2,592 square feet
 The existing FAR= 2,592 / 153,331 = 0.0169
 The proposed shed gross floor area = 676 square feet
 The proposed FAR= 2,592 + 676 / 153,331 = 0.0213
 The maximum allowed FAR is 0.25 for a private community swimming pool that is not a public use.

SHEET INDEX:

COVER SHEET
SPECIAL PERMIT AMENDMENT PLAT

OWNER/APPLICANT
 GREENBRIAR POOL CLUB INC.
 PO BOX 220293
 CHANTILLY, VA 20153

ENGINEER
 ANTHONY OWENS, PE
 4312 MARKWOOD LANE
 FAIRFAX, VA 22033
 703-209-5625

Application No. SPA 68-S-870
Approved

 Chairman, Board of Zoning Appeals

RECEIVED
 Department of Planning & Zoning
 JAN 8 2010
 Zoning Examination Division

COVER SHEET
GREENBRIAR POOL CLUB
 FAIRFAX COUNTY, VIRGINIA
 SPRINGFIELD DISTRICT

Per Comments from Shelby Johnson	REVISION	NO.	DATE

SCALE: AS SHOWN
 DATE: 4/23/09
 DRN BY: ATO
 DES BY: ATO
 RWV BY: ATO

SHEET
1
 OF 2

